



TIFFANY & BOSCO
P.A.

Dated: June 24, 2010

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A handwritten signature in black ink, appearing to read "George B. Nielsen, Jr.", is written over a horizontal line.

GEORGE B. NIELSEN, JR
U.S. Bankruptcy Judge

Mark S. Bosco
State Bar No. 010167
Leonard J. McDonald
State Bar No. 014228
Attorneys for Movant

10-09277

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF ARIZONA**

IN RE:
Samuel Andrea Pesuti
Debtors.

Wells Fargo Bank, N.A.
Movant,
vs.

Samuel Andrea Pesuti
Debtors; Constantino Flores, Trustee.

Respondents.

No. 2:10-bk-09664-GBN

Chapter 7

ORDER

(Related to Docket #17)

Hearing Date: June 21, 2010

IT IS HEREBY ORDERED that all stays and injunctions, including the automatic stays imposed by U.S. Bankruptcy Code 362(a) are hereby terminated as to Movant with respect to that certain real property which is subject of a Deed of Trust dated June 27, 2008, and recorded in the office of the Maricopa County Recorder wherein Wells Fargo Bank, N.A. is the current beneficiary and Samuel Andrea Pesuti have an interest in, further described as:

The East half of the South half of the West 530 feet of GLO Lot 10, Section 7, Township 4 North, Range 1 East of The Gila and Salt River Base and Meridian, Maricopa County, Arizona; EXCEPT all oil, gas and other minerals as reserved in Patent from United States of America.

1 IT IS FURTHER ORDERED that this Order vacating the automatic stay imposed by U.S.
2 Bankruptcy Court Code 362(a) shall be binding and effective in the event the Debtor converts this case to
3 another chapter under the U.S. Bankruptcy Code.
4

5 IT IS FURTHER ORDERED that Movant may contact the Debtor(s) by telephone or written
6 correspondence regarding a potential Forbearance Agreement, Loan Modification, Refinance Agreement,
7 or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement with Debtors.
8 However, Movant may not enforce, or threaten to enforce, any personal liability against Debtors if
9 Debtors' personal liability is discharged in this bankruptcy case.
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